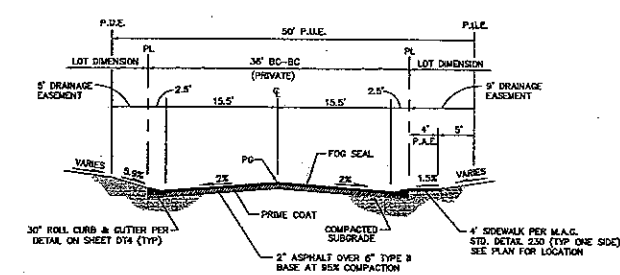
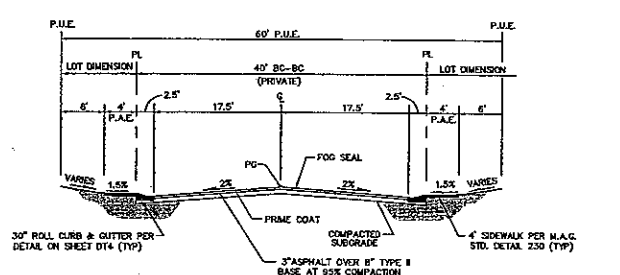


PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
TRACT #

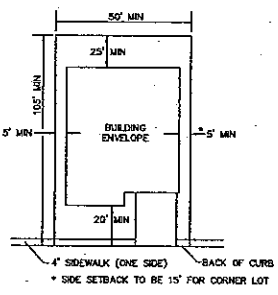
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



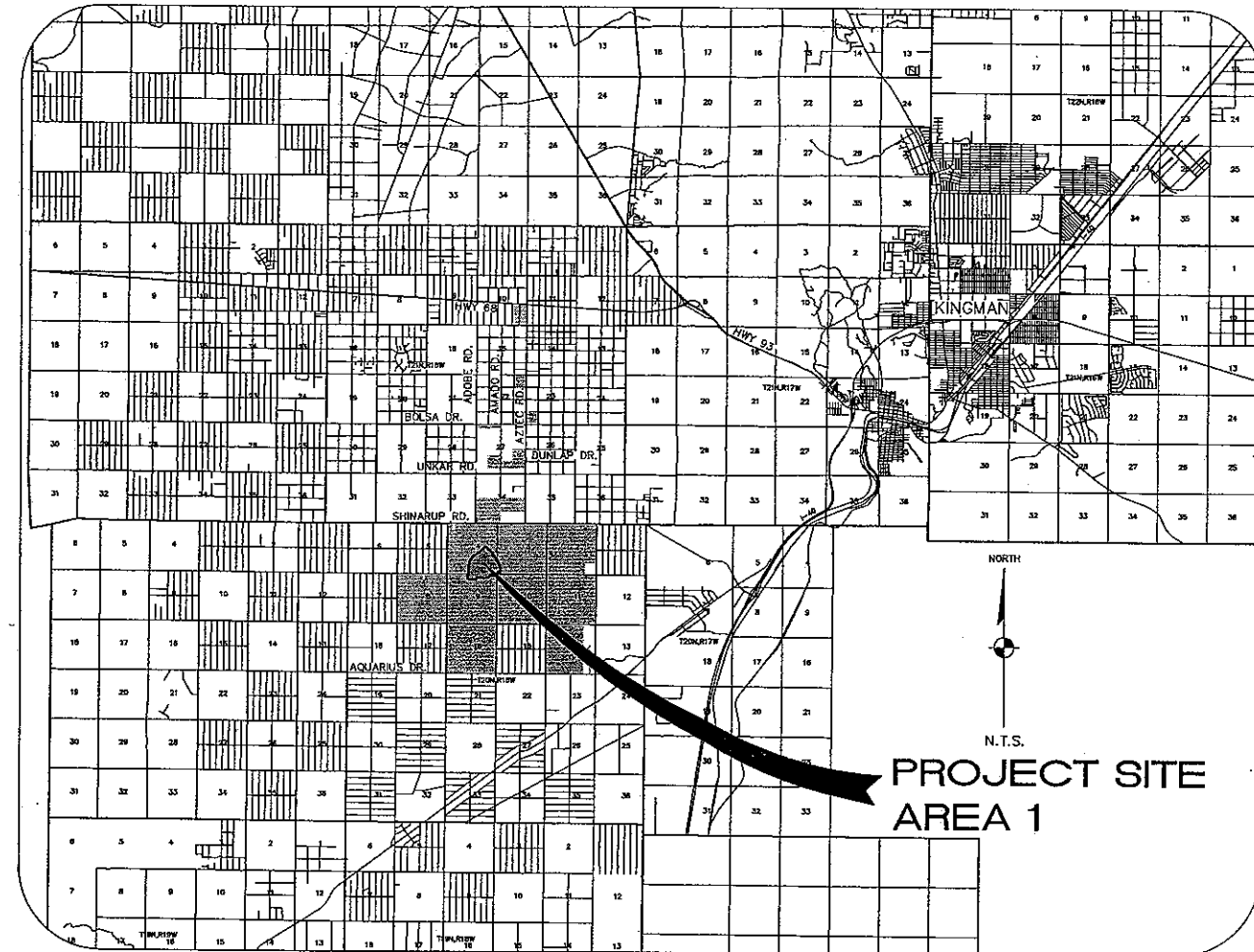
A TYPICAL LOCAL STREET SECTION
PRIVATE / PRIVATE UTILITY EASEMENT
N.T.S.



C TYPICAL COLLECTOR STREET SECTION
PRIVATE / PRIVATE UTILITY EASEMENT
N.T.S.



TYPICAL SETBACKS FOR ALL LOTS
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 20 NORTH, RANGE 18 WEST, G&SRM, MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4; THENCE NORTH 01°50' EAST, 10.31 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 22° 54' 12", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 88° 49' 35" WEST FOR A DISTANCE OF 59.56 FEET TO THE POINT OF BEGINNING, THENCE NORTH 77° 22' 28" WEST FOR A DISTANCE OF 102.86 FEET; THENCE SOUTH 12° 33' 20" WEST FOR A DISTANCE OF 84.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 124° 35' 11", HAVING A RADIUS OF 215.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 74° 50' 53" WEST FOR A DISTANCE OF 380.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 42° 51' 30" WEST FOR A DISTANCE OF 130.65 FEET; THENCE SOUTH 16° 33' 51" WEST FOR A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 69° 04' 59", HAVING A RADIUS OF 390.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 51° 06' 20" WEST FOR A DISTANCE OF 442.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 85° 38' 50" WEST FOR A DISTANCE OF 220.43 FEET; THENCE SOUTH 83° 08' 00" WEST FOR A DISTANCE OF 162.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 51' 02", HAVING A RADIUS OF 115.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 72° 25' 29" WEST FOR A DISTANCE OF 95.11 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 47° 59' 58" WEST FOR A DISTANCE OF 57.83 FEET; THENCE SOUTH 76° 37' 50" WEST FOR A DISTANCE OF 113.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 23° 42' 38", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60° 29' 18" WEST FOR A DISTANCE OF 51.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 31' 43", HAVING A RADIUS OF 352.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 77° 23' 31" WEST FOR A DISTANCE OF 278.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 86° 39' 51", HAVING A RADIUS OF 195.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60° 32' 25" WEST FOR A DISTANCE OF 272.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 16° 12' 29" WEST FOR A DISTANCE OF 168.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 18' 07", HAVING A RADIUS OF 902.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 79° 56' 50" WEST FOR A DISTANCE OF 67.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 82° 05' 53" WEST FOR A DISTANCE OF 811.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 101° 32' 24", HAVING A RADIUS OF 45.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 31° 19' 41" WEST FOR A DISTANCE OF 69.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16° 27' 12", HAVING A RADIUS OF 1502.00 FEET, AND WHOSE LONG CHORD

BEARS NORTH 10° 12' 54" EAST FOR A DISTANCE OF 481.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 00° 59' 18" EAST FOR A DISTANCE OF 773.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 30° 12' 22", HAVING A RADIUS OF 1498.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 16° 05' 29" EAST FOR A DISTANCE OF 780.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 26' 05", HAVING A RADIUS OF 1498.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 43° 54' 43" EAST FOR A DISTANCE OF 659.55 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 56° 37' 45" EAST FOR A DISTANCE OF 707.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 08' 59", HAVING A RADIUS OF 1502.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45° 04' 16" EAST FOR A DISTANCE OF 608.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 33° 30' 47" EAST FOR A DISTANCE OF 137.54 FEET; THENCE SOUTH 53° 15' 10" EAST FOR A DISTANCE OF 404.18 FEET; THENCE SOUTH 46° 15' 21" EAST FOR A DISTANCE OF 219.09 FEET; THENCE SOUTH 40° 08' 42" EAST FOR A DISTANCE OF 116.44 FEET; THENCE SOUTH 36° 49' 57" EAST FOR A DISTANCE OF 423.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 67° 29' 41", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 03° 05' 06" EAST FOR A DISTANCE OF 105.55 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 30° 39' 44" WEST FOR A DISTANCE OF 58.75 FEET; THENCE SOUTH 89° 04' 44" EAST FOR A DISTANCE OF 52.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 35' 04", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 62° 15' 44" EAST FOR A DISTANCE OF 125.34 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 35° 26' 42" EAST FOR A DISTANCE OF 105.33 FEET; THENCE SOUTH 38° 26' 42" EAST FOR A DISTANCE OF 342.38 FEET; THENCE SOUTH 15° 21' EAST FOR A DISTANCE OF 58.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42° 17' 40", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 08° 06' 31" EAST FOR A DISTANCE OF 108.23 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 13° 02' 20" WEST FOR A DISTANCE OF 68.22 FEET; THENCE SOUTH 81° 28' 35" EAST FOR A DISTANCE OF 78.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 68° 49' 19", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 47° 01' 55" EAST FOR A DISTANCE OF 169.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE SOUTH 12° 37' 18" EAST FOR A DISTANCE OF 42.08 FEET; THENCE SOUTH 21° 21' 35" EAST FOR A DISTANCE OF 430.11 FEET; THENCE SOUTH 03° 06' 15" EAST FOR A DISTANCE OF 305.91 FEET; THENCE SOUTH 03° 29' 25" WEST FOR A DISTANCE OF 116.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 100° 32' 36", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53° 45' 43" WEST FOR A DISTANCE OF 230.72 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 75° 57' 59" WEST FOR A DISTANCE OF 73.52 FEET; THENCE SOUTH 17° 14' 47" EAST FOR A DISTANCE OF 28.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 56° 58' 06", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 31° 14' 16" WEST FOR A DISTANCE OF 224.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 189.10 ACRES MORE OR LESS.

OWNER
SOUTH DAKOTA CONSERVANCY LLC
4730 S. PORT APACHE RD
SUITE 300
LAS VEGAS, NEVADA 89147
(702) 873-0538

DEVELOPER
RHODES HOMES ARIZONA, LLC
2215 HUALAPAI MTN. RD.
SUITE H
KINGMAN, ARIZONA 86401
(928) 718-2210

ENGINEER / SURVEYOR
STANLEY CONSULTANTS, INC.
5820 S. EASTERN AVENUE
SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9398

BASIS OF BEARINGS
NORTH 001°38' EAST - THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 WEST, GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS DETERMINED BY THE ARIZONA COORDINATE SYSTEM OF 1983 (AZ83-WF), WEST ZONE, INTERNATIONAL FOOT (FT), UTILIZING FAST STATIC OBSERVATIONS PROCESSED BY NGS-OPUS.
M.C.S.D. "SD 32" = LATITUDE 35°09'22.70034"N, LONGITUDE 114°09'21.57240"W (NAD '83), HEIGHT 2562.46391M (NAVD'88)
STONE 1/4 COR 3/2 = LATITUDE 35°09'25.53385"N, LONGITUDE 114°09'30.72281"W (NAD '83), HEIGHT 2498.20458M (NAVD'88)

BENCHMARK
BENCHMARK # "SD 34" M.C.S.D.
ELEVATION= 2590.24273 FT (NAVD '88)
DESCRIPTION: ALUM CAP 2" DIA, SET IN CONC. 65 FT. NORTHEAST OF THE SOUTH 1/4 CORNER OF SEC. 35, T. 21 N., R. 18 W. AND THE INTERSECTION OF SHINARUMP DR. AND HOPE RD., STAMPED "SD 34 1999 RLS 10343."

SOURCE OF TOPOGRAPHY
EXISTING GROUND TOPOGRAPHY WAS DEVELOPED FROM TWO SOURCES:
1. MOHAVE ENGINEERING AND ASSOCIATES, INC (AERIAL - 2" CONTOURS); DATED 12/21/04
2. AEROTECH MAPPING (AERIAL - 2" CONTOURS); DATED 1/15/05
BOTH AERIAL SURVEYS WERE DONE ON NAVD 83 AND WERE CONVERTED TO NAVD88 BY RAISING SURFACE ELEVATIONS A DISTANCE OF 2.548 FT BASED ON NGS-OPUS SOLUTIONS OF FAST STATIC SURVEY ON MOHAVE COUNTY CONTROL POINT SD 35.

FEMA FLOOD ZONE
FEMA MAP: PANEL NO. 040058 2325C
MAP UPDATE: OCT 20, 2000

UTILITIES

SEWAGE DISPOSAL:	PERKINS MOUNTAIN WATER COMPANY	TBD
WATER:	PERKINS MOUNTAIN WATER COMPANY	TBD
ELECTRICITY:	UNISOURCE ENERGY	2498 AIRWAY AVENUE (928) 681-4129
TELEPHONE:	FRONTIER COMM.	2202 STOCKTON HILL (928) 753-3000
GAS:	UNISOURCE ENERGY	2498 AIRWAY AVENUE (928) 681-4129
SOLID WASTE COLLECT:	WESTSIDE SERVICES	3250 CATLIN DRIVE (928) 718-4900
SOLID WASTE DISPOSAL:	MOHAVE COUNTY	201 N. 4TH STREET (928) 753-0723
FIRE PROTECTION:	GOLDEN VALLEY DIST.	3327 N. MAYER RD. (928) 565-3479

LAND USE INFORMATION

FLOOD ZONE DESIGNATION:	FEMA-C & A
TOTAL ACREAGE:	189.10 ACRES
TOTAL LOTS:	866 UNITS
AVERAGE LOT SIZE:	7.695 S.F.
MINIMUM LOT SIZE:	5,499 S.F.
DENSITY:	4.58 D.U./ACRE
LAND USAGE AND ZONING:	VACANT
CURRENT LAND USAGE:	VACANT
PROPOSED LAND USAGE:	RESIDENTIAL-FAMILY RES.
PROPOSED ZONING:	RESIDENTIAL-FAMILY RES.
COMMON ELEMENT:	36.10 ACRES
PARK, DRAINAGE AREAS	

SHEET INDEX

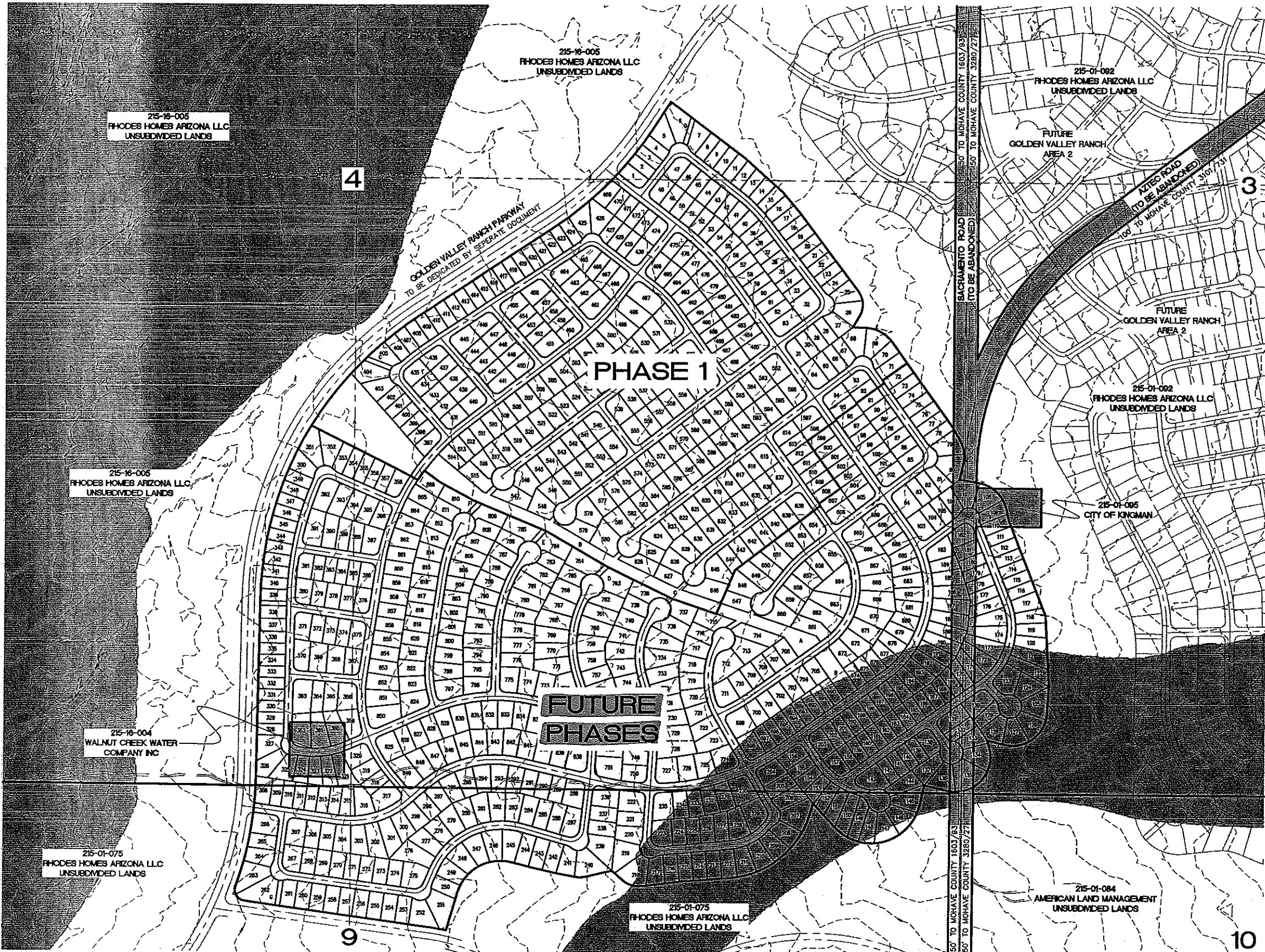
1	COVER SHEET
2	OVERALL PHASING PLAN
3-12	LOT DETAIL

PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
PORTIONS OF SECTIONS 3, 4 AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA
18476 TRACT #

Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-9398 Fax (702) 369-9763
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PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
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PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



PHASING PLAN
NTS

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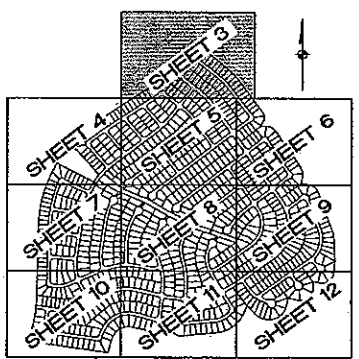
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SHEET 2 of 12

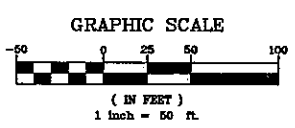
PRELIMINARY PLAT OF
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PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
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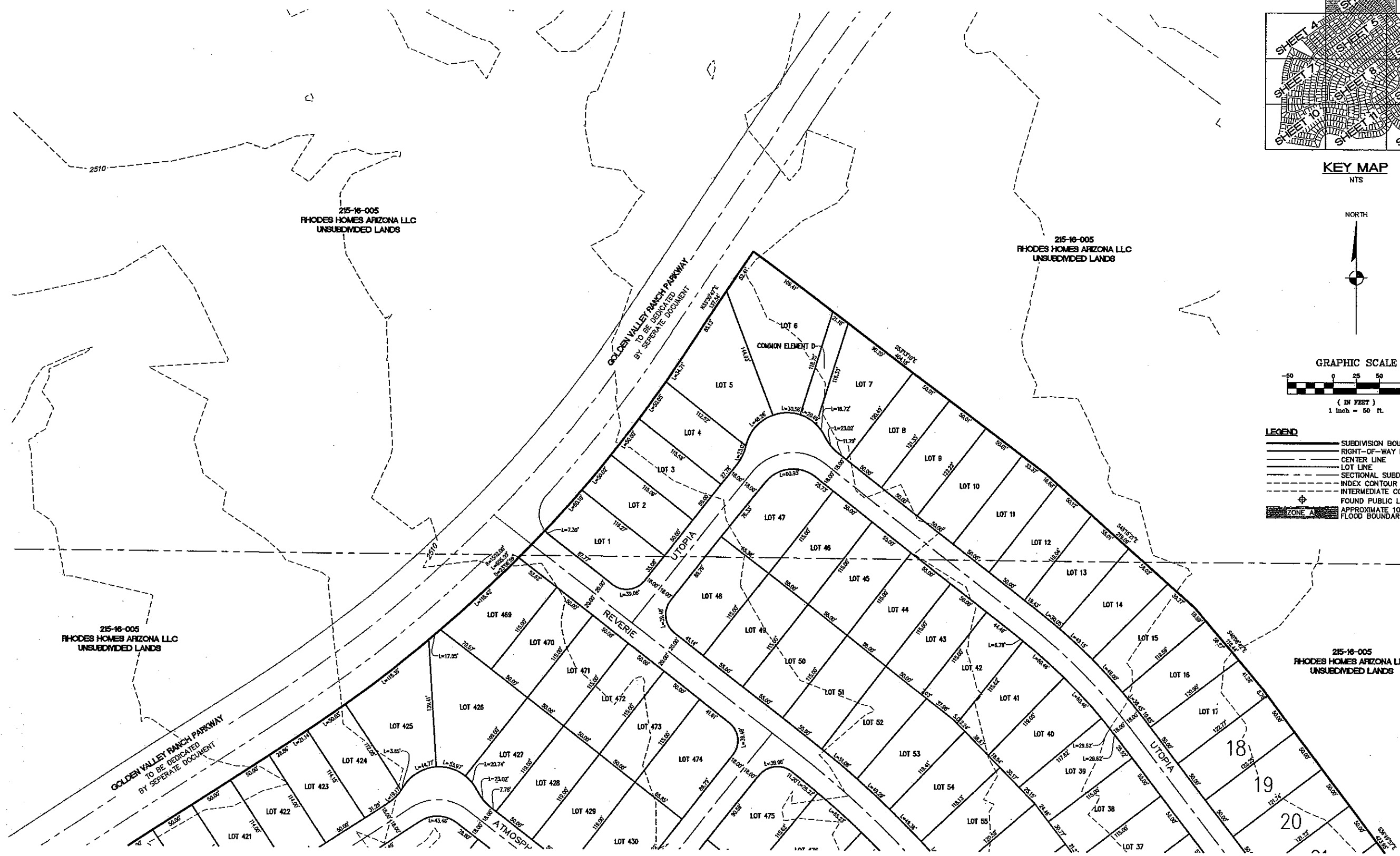
KEY MAP
NTS

NORTH



LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LOT LINE
- SECTIONAL SUBDIVISION LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- FOUND PUBLIC LAND CORNER
- APPROXIMATE 100-YEAR FLOOD BOUNDARY



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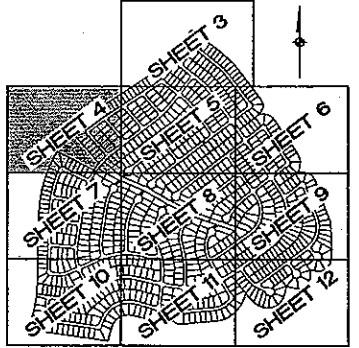
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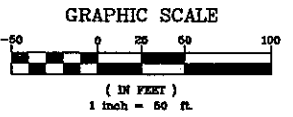

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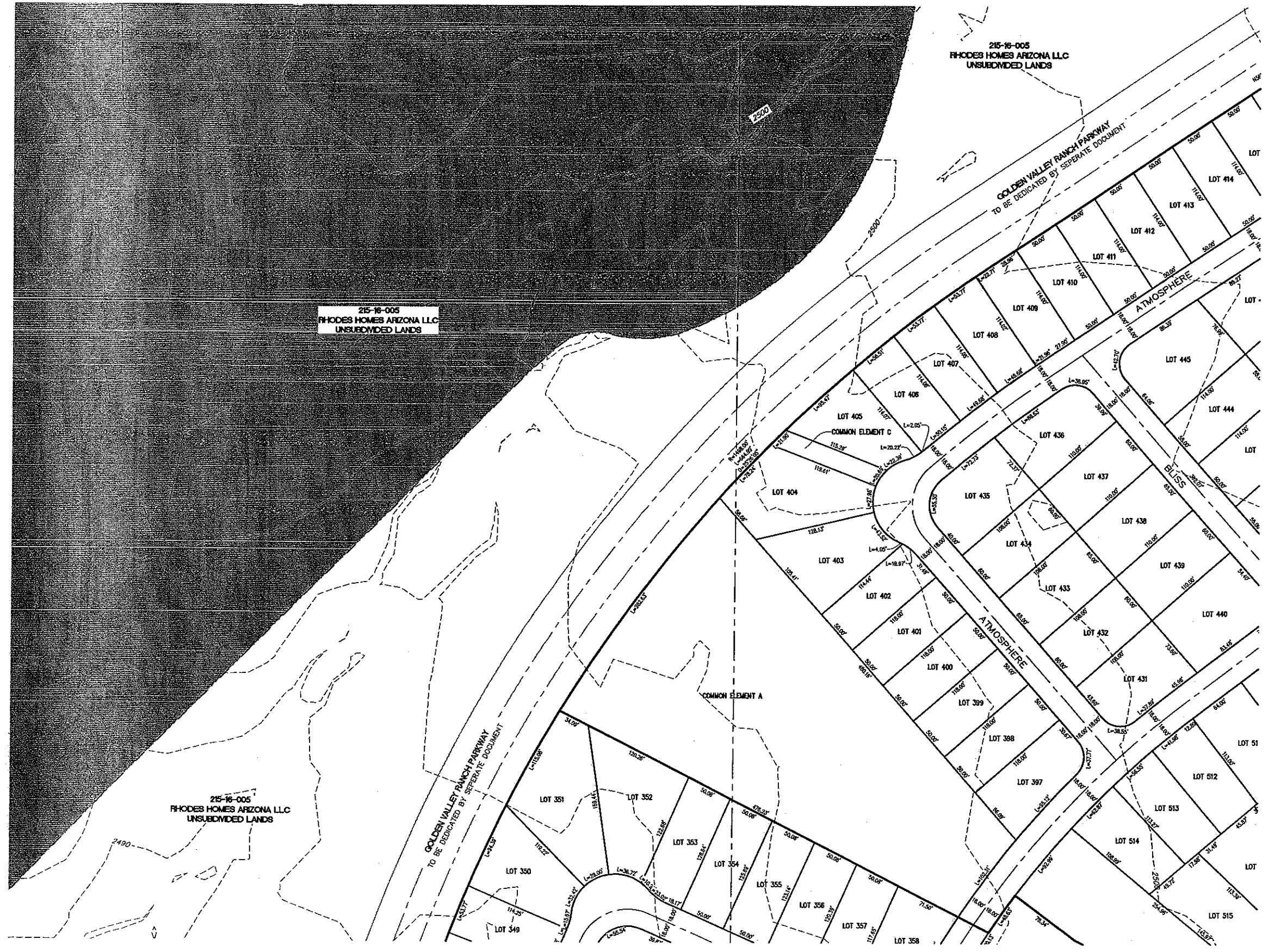
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 16
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
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 - - - SECTIONAL SUBDIVISION LINE
 - - - INDEX CONTOUR LINE
 - - - INTERMEDIATE CONTOUR LINE
 - ⊕ FOUND PUBLIC LAND CORNER
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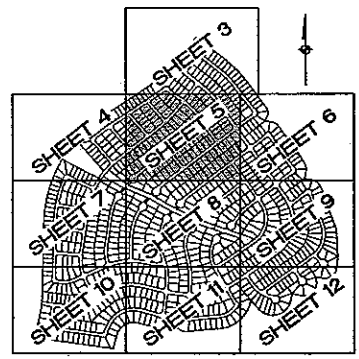
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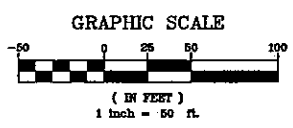
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PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
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PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



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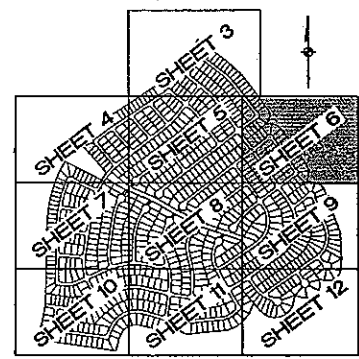
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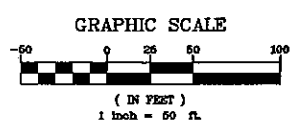
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PRELIMINARY PLAT OF
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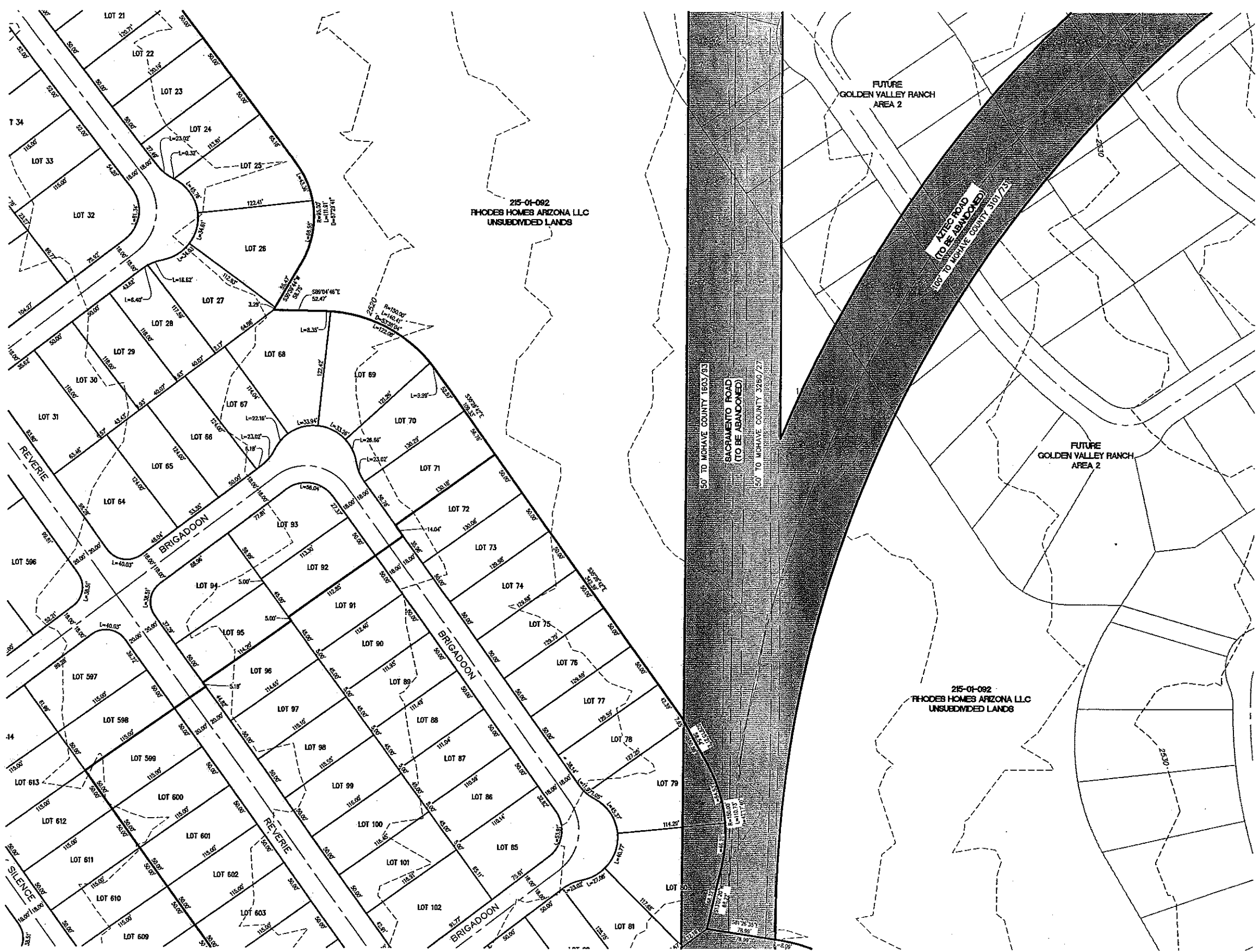
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 16
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS



- LEGEND**
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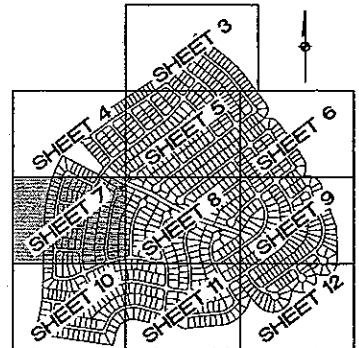
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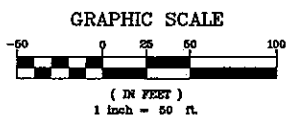
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PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
TRACT #

PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
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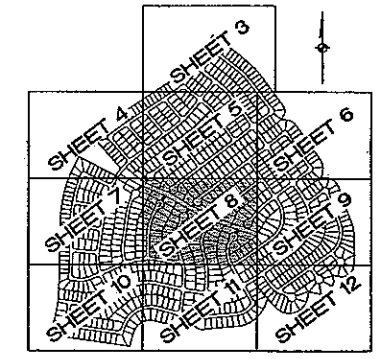
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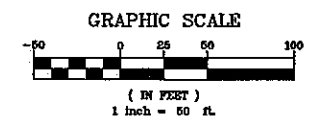
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PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 1
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PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



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 - ⊕ ZONE A
 - APPROXIMATE 100-YEAR FLOOD BOUNDARY



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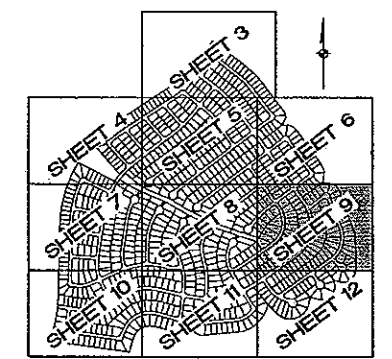
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 5820 S. Eastern Avenue, Suite 200
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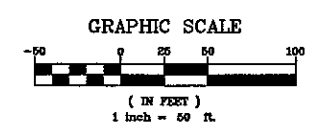
Stanley Consultants INC.

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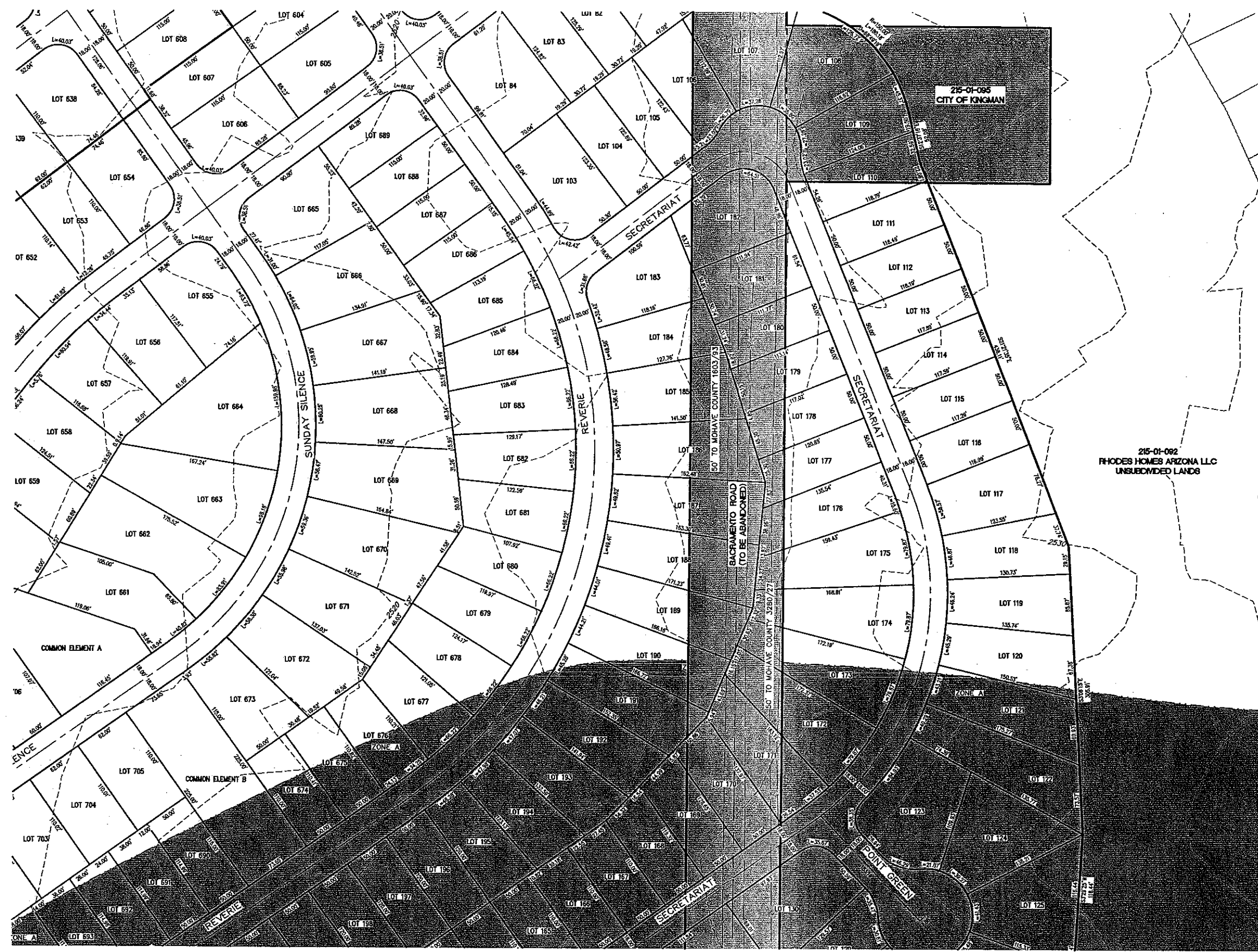
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WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
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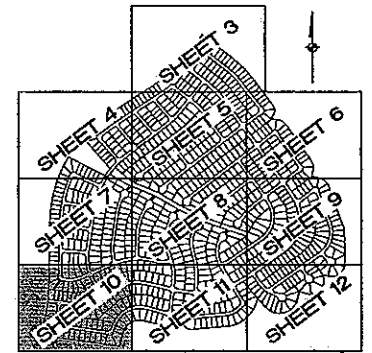
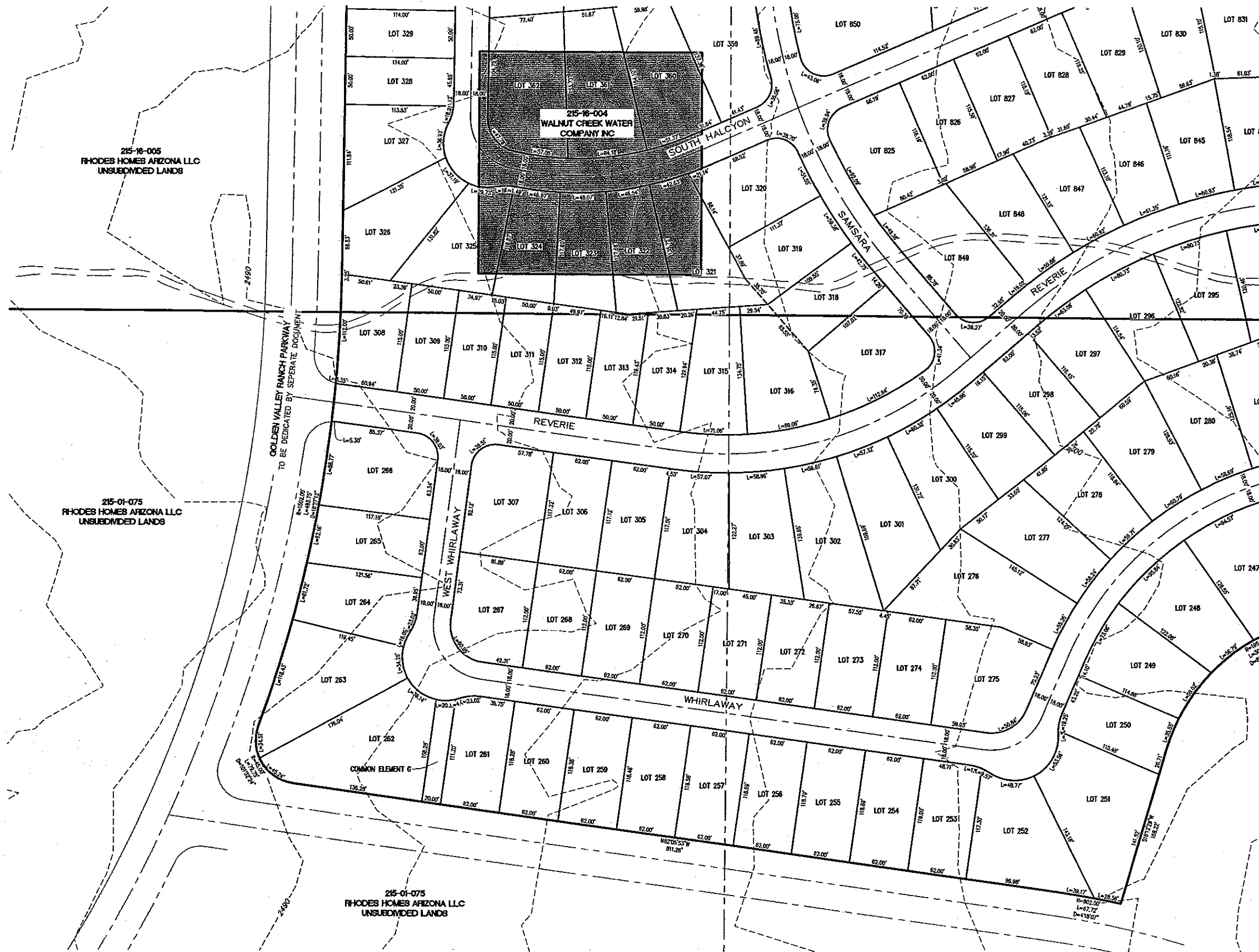
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 - - - INDEX CONTOUR LINE
 - - - INTERMEDIATE CONTOUR LINE
 - ⊕ FOUND PUBLIC LAND CORNER
 - ⊕ APPROXIMATE 100-YEAR FLOOD BOUNDARY



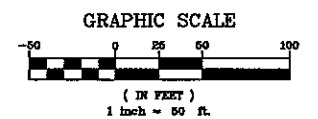
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PRELIMINARY PLAT OF GOLDEN VALLEY RANCH AREA 1

TRACT #
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS



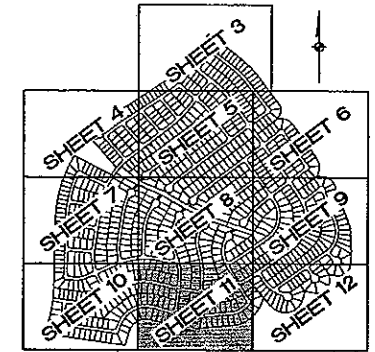
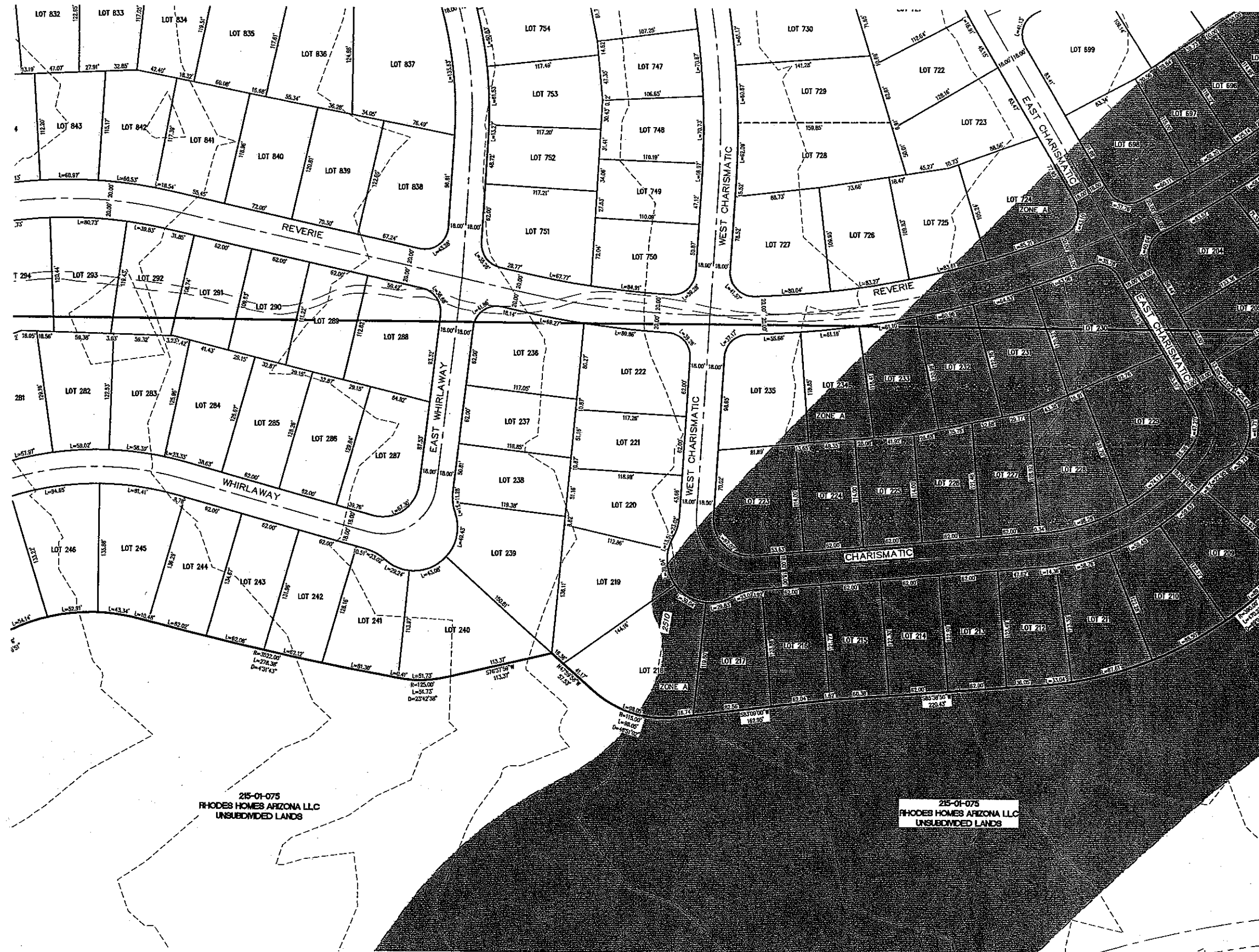
- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - LOT LINE
 - SECTIONAL SUBDIVISION LINE
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - FOUND PUBLIC LAND CORNER
 - APPROXIMATE 100-YEAR FLOOD BOUNDARY

18476

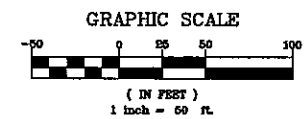
TRACT #

PRELIMINARY PLAT OF GOLDEN VALLEY RANCH AREA 1

TRACT #
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 19
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS

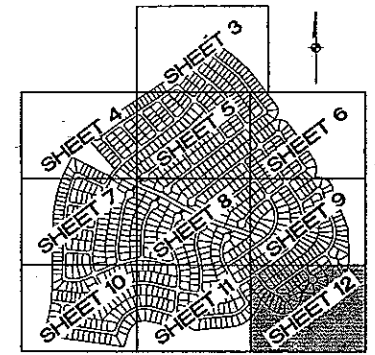


- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - LOT LINE
 - SECTIONAL SUBDIVISION LINE
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - FOUND PUBLIC LAND CORNER
 - ZONE A
 - APPROXIMATE 100-YEAR FLOOD BOUNDARY

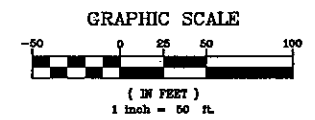


PRELIMINARY PLAT OF GOLDEN VALLEY RANCH AREA 1

TRACT #
PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 20 NORTH, RANGE 18
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOT LINE
	SECTIONAL SUBDIVISION LINE
	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	FOUND PUBLIC LAND CORNER
	APPROXIMATE 100-YEAR FLOOD BOUNDARY

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